

LOT 16
IN OR 1957/404
BUCKS FDNA BEACH #1

PELTO DON J
2498 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	17	CB STUCCO 100								0500	22	4,752	428.0640	710.59	3,376,724	2018	2018		0	0	3.50	96.50	VALUATION BY STANDARD								
Roof Structur	02	SHED 100								2 SFR CUST 100% - 2019 Heated Area: 3975 HX Base Yr 2019														Tax Group: 2 Tax Dist:							
Roof Cover	11	SLATE 100																						BUILDING MARKET VALUE 3,258,539							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 26,717							
Interior Floop	11	CLAY TILE 100																						TOTAL LAND VALUE - MARKET 1,050,000							
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE 4,335,256							
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction 2,001,338							
Foundation	06	PIERS CONC 100																						ASSESSED VALUE 2,333,918							
Bedrooms		4 100																						TOTAL EXEMPTION VALUE HX HB 51,411							
Bathrooms		4.5 100																						BASE TAXABLE VALUE 2,282,507							
Frame	04	REIN CONC 100																						TOTAL JUST VALUE 4,335,256							
Stories	3.	3. 100																						NCON VALUE 0							
Units		0 100																						INCOME VALUE							
																						PREVIOUS YEAR MKT VALUE 4,117,412									